

7:00 p.m.
Kamas City Hall
170 N. Main
Kamas, UT 84036

COUNCIL MEMBERS: Councilors Garry Walker, Kevan Todd, Mike Crystal, Allen McNeil, and Monica Blazzard.

OTHERS IN ATTENDANCE: Jeff Camp, Amy Yost, Pete Gillwald, Mark Fischer, Russell Simmons, Isaac Smith, Clayton Smith, Brigham Smith, Emily Smith, Gene Morrello, Mark Newman.

Mayor McCormick led the public in the Pledge of Allegiance

There were no public comments.

Mayor McCormick welcomed Kaitlin Eskelson. Kaitlin informed the council she sent them all an email last week and has scheduled the site visit for the Regional Urban Design Assistance grant for July 12. Planning Commission and certain business sectors have also been invited. Kaitlin asked the council to be there if they can. They will start at the City Hall, do a walking tour of Main St., and have more discussions. This will be a one-day preliminary visit. We have been assigned Todd Scott as our team leader.

Mayor McCormick asked Natalie Kautz for a report.

1 Kautz explained since we have a few ordinances in the works we are going to adopt them
2 in numerical order so the numbering may change.

3 Kautz explained she has put together two different versions of the ordinance. One with
4 attached and one with detached apartments. The only difference is if it's attached to the
5 main residence or not.

6
7 Councilor Blazzard asked about the detached apartments. Why is the ordinance specific
8 that it needs to be above the garage and not in the garage.

9 Kautz stated as long as it doesn't affect the parking requirements it's fine.

10 Kautz will change it to read in a garage not over a garage.

11
12 Councilor Todd stated he didn't see a width of access for driveway requirements. If
13 someone builds one behind their house what's the driveway width, what are the
14 specifications. Parking is the only part that talks about that. What are the egress and
15 ingress requirements, specifically for the fire department?

16 Kautz explained this is in the development standards and other parts of our code.

17 Councilor Todd feels it should be listed in this ordinance. Kautz will add this.

18
19 Councilor Walker is concerned with detached. It's the same structure as a panhandle lot.
20 We're saying there can be two homes on one lot. Councilor Walker doesn't want to be
21 negative, but when it's moved to a separate structure it's too much.

22
23 Councilor McNeil stated if someone is intent on having an accessory dwelling unit they
24 could add a garage and put an apartment over it. It's the same concept. Councilor McNeil
25 feels the main concern is if we're doubling density, it's not important if it's attached or
26 detached.

27
28 Councilor Walker is concerned with the location of the structures being in the center of
29 the block and having multiple people doing this. Councilor Walker is also concerned
30 about fire hazards.

31 Councilor McNeil viewpoint is we allow them or don't and being attached or detached is
32 immaterial. They will have to be signed off before they are built. Monica's concern about
33 above a garage is a valid point. Councilor McNeil doesn't feel this ordinance template is
34 the best to use in this situation. The ordinance template he researched and passed out at
35 the work session from Salt Lake City is much better. We're talking accessory buildings,
36 not garages. It more thoroughly covers more areas we need. Councilor McNeil gave an
37 example of the owner occupied. Who is considered the owner? The Salt Lake ordinance
38 clears this up much better.

39 Councilor McNeil feels we're getting closer but still far away on a final version. The not
40 to exceed size is good, but we need to indicate if that includes the garage. Parking is good
41 that it references our current code, but the wording needs to be cleaned up.

42 Councilor McNeil talked about the two service accounts. This should be clarified a little
43 more so the primary owner is ultimately responsible.

44 Councilor Todd stated we're allowing 15,000 gallons right now, are we allowing 30,000
45 gallons if they pay two. Kautz explained this is what happens right now.

1 Councilor McNeil asked what the difference is if we charge the overage instead of
2 another base rate. Maybe it would be more beneficial to charge the overage rates instead.
3 Councilor Todd is not in favor of the accessory dwelling. He has been picturing the
4 additional apartments and doesn't feel we want this in Kamas. It hurts our density. We
5 have fought for our frontages, open space and view sheds, but will throw it all away to
6 help people afford a place to live. Councilor Todd feels better about the accessory
7 apartments attached to the house, but isn't sure if it's ready to adopt.
8 Councilor Crystal agreed with Councilor Todd that it should stay attached. The ordinance
9 isn't there yet, but we can get it there.
10 Councilor Walker feels we do need to address the items Councilor McNeil brought up,
11 but has too many reservations about the accessory dwellings.
12 Councilor Blazzard feels it would work. We need to change to adapt to what's happening
13 now. People want a place for their kids to live and it gives an option. Let's let people use
14 their property. The building inspector will have the control. It's good to give them more
15 options.
16 Councilor Todd understands Councilor Blazzard but if every resident in Kamas builds an
17 accessory dwelling it will double our sewer and water impact. Councilor Blazzard feels
18 that's why we charge for the extra hookup.
19 Councilor McNeil stated we will have people trying to work around this. What is
20 attached? Does it only need to share a common wall? People will try to push the limit.
21 Councilor Blazzard feels there's already people that have the detached.
22 Councilor Todd would like to know what the fire marshal says about these being built. It
23 will impact them too.
24 Councilor McNeil feels it would be good to get their input. There are conceptual items
25 that need to be hashed out. We need to continue to move forward with discussions and
26 not throw it out. Conceptual discussions and details need to be figured out.
27
28 Mayor McCormick asked Councilor McNeil if he is suggesting we pick one of these
29 versions and move forward with refining it or are we refining both? Councilor McNeil
30 would like to have more discussion concerning the concept. A decision doesn't need to
31 be made tonight.
32
33 Mayor McCormick feels Councilor Walker's comment about panhandle lots is a good
34 one. Where does the council want to go with these? Do we need a work session? The
35 difference is the attached or detached.
36
37 Councilor McNeil would like to move the ordinance discussion to a work session.
38 Councilor Walker and Councilor Crystal stated they would be good with that.
39 Mayor McCormick asked the council to pick a day for a work session.
40 Kautz suggested coming early and having it before the council meeting. Council
41 determined to have a work session at 5:30 on July 9th.
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45

1 **ORDINANCE 2019-07, AN ORDINANCE TO ADOPT SECTION 15.36**
2 **MODERATE INCOME HOUSING TO THE KAMAS MUNICIPAL CODE**
3

4 Natalie Kautz received an email from David Church and he suggested adding a sentence
5 to the Kamas Municipal Code 15.03 that says “A zone change request that involves an
6 increase of residential density will not be granted by the city council unless at least
7 ____% of the increased density is dedicated to moderate income housing.”

8 Mayor McCormick stated part of what we were talking about last time was an exaction.
9 We can’t make an exaction unless we do it through a development agreement and the
10 developer is given an opportunity for increased density then it is not an exaction in Mr.
11 Church’s eyes. What Mr. Church is saying is when someone is coming in to annex, we
12 can deal with moderate income housing within the development agreement.
13 Kautz stated the right way to approach this is with incentives.
14

15 Councilor Todd asked if the draft ordinance reflects the changes. Mayor McCormick
16 stated yes, except the verbiage Mr. Church emailed this afternoon.

17 Councilor McNeil wishes it was as easy as changing one word. We could clean it up but
18 it’s not there yet. Councilor McNeil went through the ordinance with his concerns.

19 Are we leaving in commercial projects? Kautz stated it should be out.

20 Councilor McNeil doesn’t feel the provisions apply to lots. We could take out lots and
21 have it apply to dwelling units. If we leave lots in, we need to overhaul this ordinance.

22 Councilor Todd feels at that point we could clean it up with a development agreement.

23 Councilor McNeil feels on 2) a. We’re missing a cap in the wording because the way it
24 reads isn’t what we want. Also, section b) needs to be reworked if we are using
25 incentives. The language needs to be changed.

26 In Residential Developments 1) are the incentives meant to reconcile. Bonus and reduce
27 moderate income house size?

28 Kettle is stating if you have moderate income housing you can have a reduced lot size.

29 Kautz stated other cities have a list of different incentives the developer can chose from,
30 we may want to do something like that instead.

31 Councilor McNeil feels we can get rid of 15.36.40 2). Scott Kettle agreed.

32 In 3 a), if we leave that as “may” we should just take it out, or we should change it to
33 “shall”. Kautz explained it was “may” because if townhomes are moderate income next
34 to single family in one development.

35 Councilor McNeil doesn’t understand what 3) is trying to say. After some discussion it
36 was decided to reword this.

37 Councilor McNeil stated on the last page we’ll have to take out “lots” there. Also, the
38 households that qualify for Moderate Income housing. Is there a qualification process?

39 Kautz stated to qualify you go through the process with someone like Mountainlands and
40 show proof of income and calculated by AMI. Councilor McNeil doesn’t like the word
41 qualify. Maybe some kind of deed restriction language needs to be added.

42 Councilor McNeil stated his last comment is the last section 2). When would Kamas need
43 the authority to require agreements? This may put us back in the exaction realm. What
44 other agreement would there be?

45 Councilor Blazzard stated programs like Mountainlands the owner cannot rent the homes
46 out. Kautz stated we would want these to be owner occupied.

1 Kautz will clean this up this ordinance and review more at the work session on July 9.

2
3
4 **ORDINANCE 2019-09, AN ORDINANCE TO ADOPT SECTION 15.37 MIXED**
5 **USE (MU) TO THE KAMAS MUNICIPAL CODE**
6

7 Natalie Kautz read the following staff report.

8 Planning Commission forwarded a positive recommendation for the Mixed Use
9 Ordinance during their public meeting on June 4, 2019.

10 The public hearing for this ordinance was held on May 7, 2019.

11 Comments from the Public Hearing contained:

- 12 • Questions on how to enforce parking on Main Street
- 13 • If the renters of residential components could park on Main Street overnight
- 14 • Commercial loans (no residential) are required on Main unless a Mixed Use is
- 15 allowed
- 16 • If this was a zone that was being created or an allowed use in a zone
- 17 • Discussions on how mixed use matches the goals of the published General Plan
- 18 • Realtors have seen demand for rental properties

19
20 Comments/Recommendations from the Planning Commission contained:

- 21 • Parking along Main Street – enforced how? Off street for residential
- 22 • Revitalization on Main Street
- 23 • Comments came from business owners, not residents
- 24 • Design Plan guidelines
- 25 • Where this would be allowed along Main Street, “Test area” (250 N to 200 S)
- 26 • Existing apartments along Main Street

27
28 The general concept for this ordinance is that a Mixed Use project would be allowed in
29 the General Commercial zone near Main Street. Mixed Use is most successful to bring
30 vibrancy to a city when it creates a walkable Main Street for those passing through, and
31 when transit is within a walkable distance for residents without a vehicle, or for those
32 who would like to utilize the public transportation. The attractiveness of a Mixed Use
33 downtown area is that it creates a natural security of sorts – in that people are in the area
34 during the evenings so businesses are “watched over.” Likewise, the adjacent apartments
35 are “watched over” by businesses during the day. The reason there is a design book
36 concept in the design standards section is because as Kamas works with consultants, it is
37 likely that a Main Street aesthetic will come into play. That will govern the way that the
38 look of developments ends up. Planning Commission would review the design book to
39 ensure that the look is cohesive with the town and with the rest of the building. New
40 development has a set of guidelines, but existing development or remodels need to come
41 into “reasonable compliance” with the guidelines, as much as makes sense for their
42 parcel.
43

1 Councilor Todd doesn't like the word test area. It's either allowed or not. Also, the
2 biggest concern for him would be parking. No street parking allowed at all. It needs to be
3 contained on their property.

4 Mayor McCormick stated he received a phone call from Mark Fischer last week and he
5 wanted to be on the agenda to discuss this.

6 Mayor McCormick wants to open this up to public comments.

7 Mark Fischer would like the council to consider to include the Kamas Business
8 Commons in the mixed-use section. They are next to the park and ride which offers free
9 transportation to and from Park City. It is currently in a commercial zone.

10 Kautz confirmed with Fischer he would like the council to consider expanding the mixed-
11 use area.

12 Fischer would like to see Kamas Commons included in the mixed used area.

13 Pete Gillwald stated he is in support of the mixed use. This is an issue everywhere. The
14 Kamas Commons is different than Main St. because of the size of land. There's more
15 flexibility at the Kamas Commons.

16
17 Mayor McCormick turned the time back to the council for comments.

18
19 Councilor Crystal agreed with Councilor Todd with parking. UDOT owns Main St. and
20 this isn't allowed. It could work with Kamas Commons if it was affordable.

21
22 Councilor Blazzard stated the Planning Commission discussed parking at night. Kautz
23 stated street parking isn't allowed.

24
25 Councilor Todd stated it's important to us to make sure developments have the parking
26 required.

27
28 Councilor Blazzard stated the Kamas Valley Business Association is all for this concept.
29 It helps them.

30
31 Councilor McNeil stated he likes this concept and this will help with the vitalization of
32 Main Street. This could be used as an incentive to buy on Main St.

33
34 Councilor Todd feels we could put this on Main St. in the commercial zone and on 200
35 South in the commercial zone to the canal where Entry Corridor starts.

36
37 Councilor McNeil commented on architectural design and material. He wonders if it
38 would be better to put in the City has adopted design specifications and they need to be
39 complied with.

40 Councilor Todd doesn't think we need this. They can come in with a plan and we either
41 like it or not.

42 Councilor McNeil feels we can have design criteria.

43
44 Kaitlin feels with the planners coming in to town for the grant they will help us address
45 these issues.

46 Councilor Todd feels we could apply it to all General Commercial zones.

1 Councilor Walker feels the commercial property to the north of the City Hall and the All
2 West Communications property on 100 West in Grassy Creek shouldn't be included.
3 Councilor McNeil feels it should be all commercial on Main, not all but one or two.
4 Councilor Todd feels it should be in all General Commercial on Main and 200 South.
5 Scott Kettle felt we shouldn't include the All West commercial off of 100 West.

6
7 Councilor McNeil asked if the traffic subsection is still in. Kautz explained if there is a
8 project that requires a traffic study, we should have that wording in it.
9 Councilor Todd asked if we should have the Planning Commission relook at the parking
10 because this is an issue. Are we going to be covered with our current parking
11 specifications? Kautz stated yes. Our parking standards will cover the mixed use too.
12 The council felt Kautz could make the changes discussed tonight and discuss it again at
13 the next meeting.
14 The council discussed if it should be every commercial zone on Main Street or every
15 commercial zone that faces Main Street.

16
17
18 **AMENDMENT TO THE KAMAS CITY PERSONNEL POLICIES AND**
19 **PROCEDURES MANUAL TO AMEND SECTION XXII: UOSHA**
20 **REQUIREMENTS TO ADD ITEM 5. BLOODBORNE PATHOGEN EXPOSURE**
21 **CONTROL PLAN AND TO AMEND SECTION XXV: APPENDIX TO ADD**
22 **FORM NUMBER 37, HEPATITIS B VACCINE DECLINATION FORM; FORM**
23 **NUMBER 38, HEALTHCARE PROFESSIONAL'S WRITTEN OPINION FOR**
24 **POST-EXPOSURE EVALUATION AND FOLLOW-UP; FORM 39,**
25 **BLOODBORNE PATHOGEN INCIDENT/ACCIDENT REPORT**

26
27 Mayor McCormick explained this came from an UOSHA inspection our police
28 department had.

29
30 **MOTION:** Councilor Monica Blazzard moved to amend the Kamas City Personnel
31 Policies and Procedures Manual to amend Section XXII: UOSHA
32 Requirements to add Item 5. Bloodborne Pathogen Exposure Control Plan and
33 to amend Section XXV: Appendix to add Form Number 37, Hepatitis B
34 Vaccine Declination Form; Form Number 38, Healthcare Professional's
35 Written Opinion for Post-Exposure Evaluation and Follow-Up; Form 39,
36 Bloodborne Pathogen Incident/Accident Report
37 Councilor Mike Crystal seconded the motion.
38 Mayor McCormick asked for a roll call vote:
39 Councilor Blazzard voted "yay"
40 Councilor McNeil voted "yay"
41 Councilor Crystal voted "yay"
42 Councilor Todd voted "yay"
43 Councilor Walker voted "yay"
44 The vote was unanimous. Motion passed.

1 **FIESTA DAYS DISCUSSION**

2
3 Mayor McCormick explained Rex was meeting with the man in charge of the car show so
4 he wouldn't be here tonight.

5 The inmates will be cleaning the shack.

6 Mayor McCormick explained we were given verbal approval to use the remaining RAP
7 tax grant. He thinks we could put it towards fixing the hamburger shack and asked
8 Crittenden to put together a plan.

9 Councilor Blazzard asked the council if they would like Jim Mitchell to pull them in the
10 parade again. The fee is \$100. Council agreed this would be great.

11 Councilor Blazzard would like to have Vida Richards as the Grand Marshall.

12 Crittenden asked if we're having the kids parade on Main St. again. Chief Smith
13 explained it's too late to get a permit for this. Councilor McNeil would like it to stay on
14 Main Street.

15
16
17 **CITY COUNCIL REPORTS**

18 Councilor Blazzard reported on the social media followers. She is going to create an
19 event in Facebook to help promote Fiesta Days. The Kamas Valley Business Association
20 will meet in August but would like to help in the shack one night.

21
22 Mayor McCormick reported he was asked if we would donate tickets to the fire district
23 awards. Mayor McCormick donated 20 Bull Wars and Rodeo tickets to them.

24
25 Mayor McCormick reported he had a meeting scheduled with David Church and Logan
26 Wilde and they discussed the state statute regarding the settlement situation we were in.
27 This will be a long process.

28 After the meeting he met with David Church and asked him if he could come to a council
29 meeting to discuss the ordinances. He told Mayor McCormick no he is too busy.
30 Maybe it's time Kamas City pay for an attorney. It looks like Kamas will be the first
31 client he releases. We will need to start searching for a new city attorney.

32
33 Mayor McCormick reported the Lion's Club approached him and they are thinking about
34 taking over the scouting program at the end of the year and wondered if we had a place
35 they could use a couple nights a week. They asked about the senior citizens building and
36 cost. The council was fine with them using the park building and not charging them.

37
38 Mayor McCormick reported he went to the COG meeting and on the agenda there was an
39 application for a grant to work on 510 South. We were in competition with 3 other
40 projects. We applied for an amount with some cushion. We received approximately
41 \$78,000 to put towards 510 South.

42 Also, on the agenda was the applications we submitted for corridor preservation. The
43 application was for Hwy 248 just west of Weller Recreation going North and the other
44 application we applied for was for SR 32, past our sewer ponds out to the school
45 property. The application is to purchase the property for corridor preservation. We will
46 be working to preserve the corridor through a grant.

1 **APPROVAL OF THE JUNE 11, 2019 CITY COUNCIL MEETING MINUTES**

2
3 **MOTION:** Councilor Monica Blazzard moved to approve the City Council meeting
4 minutes dated June 11, 2019.
5 Councilor Mike Crystal seconded the motion.
6 The vote was unanimous. Councilors Garry Walker, Kevan Todd, Mike
7 Crystal, Allen McNeil, Monica Blazzard voted aye. Motion passed.
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10 **APPROVAL OF THE INVOICE REGISTER DATED JUNE 24, 2019**

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12 **MOTION:** Councilor Kevan Todd moved to approve the invoice register dated June 24,
13 2019.
14 Councilor Mike Crystal seconded the motion.
15 The vote was unanimous. Councilors Garry Walker, Kevan Todd, Mike
16 Crystal, Allen McNeil, Monica Blazzard voted aye. Motion passed.
17

18 Mayor McCormick thanked the council for tonight's discussion and input. It was very
19 productive.
20

21 Councilor Blazzard asked if we can post a packet of the agenda items on Facebook.
22 Mayor McCormick asked her to check with him before posting.
23
24

25 **ADJOURN**

26
27 **MOTION:** Councilor Kevan Todd moved to adjourn at 9:30 p.m.
28
29

30 ***The content of the minutes is not intended, nor are they submitted, as a verbatim***
31 ***transcription of the meeting. These minutes are a brief overview of what occurred at***
32 ***the meeting.***
33
34

35 Approved on the 9th day of July 2019.
36
37
38
39

40 _____
41 Matt McCormick
 Mayor

Kim Peacock
City Recorder